

“The City With a Heart”



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AGENDA PLANNING COMMISSION MEETING

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May 17, 2016

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

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ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: none

2. COMMUNICATIONS

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendaized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. CONDUCT OF BUSINESS:

A. Capital Improvement Program Budget.

Recommended Environmental Determination: (Not applicable because this is not a project)

Request adoption of a Resolution confirming review of the 2016-2021 Five-Year Capital Improvement Program and Fiscal Year 2016-17 Capital Improvement Program Budget and its conformance with the San Bruno General Plan, pursuant to California Government Code Section 65401.

- B. 406-418 San Mateo Avenue** (APN: 020-364-320, 020-364-120, 020-364-130, 020-364-140)
Zoning District: C-B-D: Central Business District
Recommended Environmental Determination: This extension request is exempt from further environmental review.

Request for a six-month extension of a Conditional Use Permit, Parking Exception, and Architectural Review Permit for a proposal to construct a three-story mixed use building containing 83 residential units, approximately 6,975 square feet of retail space, and 106 subgrade parking spaces per Section 12.128 of the San Bruno Municipal Code. San Bruno Plaza, LLC (Applicant & Owner).

6. PUBLIC HEARINGS:

- A. CalTrans Property at NW corner of San Bruno Ave. West and Glenview Drive**
(APN: 019-043-490)
Zoning: R-1: Single-Family Residential
Recommended Environmental Determination: Categorical Exemption

Request for a Temporary Use Permit to allow for the continued use of an off-site construction staging area within the Crestmoor neighborhood per Section 12.84.030 of the San Bruno Municipal Code. Castle Companies, Inc. (Applicant), City of San Bruno (Owner). **TUP16-001**

- B. 659 Huntington Avenue** (APN: 020-131-570)
Zoning: CBD (Central Business District)
Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the installation of an approximately 24' X 60' temporary modular building within the parking lot to house administrative offices for the gaming operations associated with Artichoke Joe's Casino, per Sections 12.96.120 of the San Bruno Municipal Code. Steve Lesley (Applicant), Artichoke Enterprises (Owner). **UP16-007**

- C. 1150 El Camino Real, Suite #245** (APN: 014-316-280)
Zoning: P-D (Planned Development District)
Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow alcohol beverage sales with a Type 40 ABC license in conjunction with an arcade (d.b.a. "GAMA Ride Inc.") per Section 12.84.210 of the San Bruno Municipal Code. Hossein Yavari, GAMA Ride, Inc. (Applicant), Shops at Tanforan Associates, LLC (Owner). **UP16-005**

- D. 528 San Mateo Avenue** (APN: 020-142-090)
Zoning: CBD (Central Business District)
Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow alcohol beverage sales in conjunction with a restaurant per Chapters 12.84.210 and 12.96.120.C of the San Bruno Municipal Code. Hiroaki Makiyama (Applicant), Wong Cheng Mei Kuen (Owner) **UP-16-002.**

7. DISCUSSION

- A. CITY STAFF DISCUSSION**

B. PLANNING COMMISSION DISCUSSION

8. ADJOURNMENT

The next regular Planning Commission Meeting will be held on June 21, 2016 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.